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Meeting Notes

To: Crystal Jacobsen
From: Stephanie Grigsby
Date: September 4, 2013
Project Name: Tahoe City Visioning Options -- Revisited
Project #: 5001
Subject: Meeting Notes
Meeting Date: August 28, 2013
Start/End: 6:00PM/9:00PM
Location: Granlibakken
Copy To:

☒ Meeting ☐ Telephone ☐ Conference Call

Following are the minutes of the above referenced meeting.

Below is a summary of the ideas discussed at the 5 stations to comment on the principles and concepts during the public workshop to review the Tahoe City visioning options. Summary includes comments taken at the stations and from the comment sheets.

General Tahoe City Vision Ideas & Concepts

- Link the Lakeside Trail in front of Tahoe Marina lodge to Fanny Bridge (low boardwalk).
- Like idea of views. Perhaps have the fire station taken down as an option.
- Like the idea of river walk. Extend it to restaurants so you can sit at river.
- Not too much height. 2-story on lake side. (2 people agree.)
- Like the 2-front doors concept.
- Have 2nd story restaurants for views.
- Restore and enhance the stream environment zones.
- Like the idea of alleys to golf course with business frontage.
- Tahoe City has some nice buildings and charm. Don't lose that. (2 people agree.)
- Groom bike trails in winter. It could provide cross country skiing opportunities.
- Look at current zoning for the northern Lake Forest corner, north of Lake Forest Road. Could it be commercial, and why is it not if it isn't? The opposing corner is commercial and other adjacent properties are.

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- Don't want to see private property impacted by trail developments. No eminent domain (2 people agree.)
- Work with private owners to develop mutually beneficial solutions to areas of conflict. Collaboration and engagement, and engage early.
- Make sure corner of Lake Forest Road is zoned commercial as surrounding areas are commercial. (Make it mixed use.)
- Capitalize on under-utilized property at the western gateway. The parcels are large enough to have great projects.
- Have a terrace concept with commercial along lakefront with public space above with lake views.
- Preserve SEZs.
- Agree that we need decent hotels/boutique hotels that are lakefront.
- All great, when can we start? (Get a move on.)
- Start slowly with one small, clean, family-oriented hotel and build from there. (One person agrees.)
- Better signage on bike trail on Truckee River.
- Add riverfront to primary accommodation locations.
- No eminent domain for bike trails.

Principle 1: Encourage walkable retail at ground level with appropriate mixed-use reinforcing main street vitality.

Comments

- What types of uses are permitted?
- Consider existing local needs downtown.
- Enforce sign standards to encourage walkable areas. "A" frames signs block walking areas.)
- Uses allowed should encourage pedestrians – e.g. outdoor cafes, seating, live music, entertainment, dance halls (nightlife), coffee houses, local culture, art and music.
- Less large-scale development.
- I love the idea of enhanced alley/walkable retail/commercial on the south side of the golf course.

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Principle 2: Create a more explorable, dynamic town form with side streets and village form while preserving Tahoe City's unique community character and providing for increased town center recreation – including golf and winter and shoulder season activities.

Comments

- Parking standards – revisit the ratios area-wide. Plan key nodes.
- Having street access on back-side of commercial businesses.
- 2-story buildings on lake side, 3 stories on mountain-side.
- Parking off the sides of the highway, more pedestrians along existing businesses, and create parking on backside (golf course).
- TCPUD site along highway could provide public parking.
- Open backside of commercial businesses.
- Full-time year-round uses in town.
- Second story: have a deck to encourage activity and views from building.
- Preserve golf course.

Principle 3: Move/increase bed base in Town Center to incorporate possibilities for tourism stays – upgrade the lodging alternatives and stabilize the tourism economy.

Comments

- In the off-season the key is better hotels because the constituency that vacations at this time of year expects better and nicer accommodations.
- Existing TAU uses: improve what we have now.
- Guiding principles should not identify specific commercial land use (i.e. hotel site).
- It's okay to expand bed base, but not up!!!
- Encourage middle-class family values and visits.
- Keep lake Tahoe accessible to all socio-economic groups (camping to hotels).

Principle 4: Encourage prime accommodation sites on Lake Tahoe that carry waterfront access and the expected views and surrounding context that make investment possible.

Comments

- See golf while walking downtown.
- Integration of golf and other recreation.
- Encourage view corridors.
- Be careful not to give away the most important resource (views of the lake).
- How could the golf course become more integrated? (ice rink, fire pits etc)
- Maximize lake view opportunities.

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- Develop a new cottage industry so economics are not so closely tied to tourism – e.g. technology, insurances, silicon/mountain tech group, conference rooms, entertainment, and business development.
- Encourage new business ideas. Encourage companies to relocate to Tahoe City. Survey what we are missing. Survey locals, tourists etc.
- Don't need more of what Tahoe City already has.
- Move existing lighthouse center to "stump alley" (east of Villa Inn). Build 1st class lodging on lakefront. Leverage lakefront arena.
- Encourage a different "business incubator" location. Henriksen's has been this for many years.

Principle 5: Preserve views and access to Lake Tahoe.

Comments

- Likes this principle. Think about massing. Make sure you keep height down (no skyscrapers.) Don't want it to look like South Shore.
- Resents that the current plan allows for 4- and 5-stories on the lake as it doesn't preserve views.
- Views are already well preserved.
- This principle is important. This is the biggest asset Tahoe City has.
- Businesses should not be taller than they are now. Maybe they could be if they weren't on the lake side of the road. This is also better for the environment.
- The slope on the side of the road should influence the allowable height of lakeside buildings. There are places you can have taller buildings without affecting visual access. This would allow for bigger buildings and therefore attract more viable hotels.
- If the whole town is a beach it won't work.
- Wants nothing built on the lake side except for what's already there (although it could be a different use.)
- Where will there be dog access if the current 64-acre beach side area is turned into a "project area" (as proposed on our maps). Other dog access areas are miles outside town which won't work.
- Plenty of views exist.
- Have balconies on second-floor businesses on mountain side for dining. This will separate people from the car traffic and give them lake views. Look at the Dragon Fly in Truckee.
- Height sometimes doesn't affect visibility. You can't see the lake if it's a 1-story or a 4-story building. If 4-stories will make it economically feasible then do that.

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- Lake/beach access must be public even if the development along it is private.
- Height concerns.
- Max height 2-story building on the mountain side.
- Minimize height within downtown. Don't exceed existing height.
- 2-story height on lake side from street level, 3-story on the mountainside. Diagram of how the slope on the side of the highway will allow for a taller building.
- Height on lake side is okay. Above 2-story is okay.
- One of the main recreation sites in Tahoe City is 64-acres. It has biking, hiking, and access to the river. Now you want to put an access road through there. Please! It will not solve the traffic problems.

Principle 6: Connect visitors to Lake Tahoe culture and experience in the form of education and recreation facilities and visitor center.

Comments

- The visitor center is great.
- Didn't know there even was a golf course. This needs to be celebrated more.
- When thinking about entryway/gateway, focus on both ends of town. the entry from the other side needs it to.
- Better wayfinding so people can find the town center.
- Provide directions (especially to restrooms). Maybe add a few more restroom facilities.
- "Drink Tahoe Tap" water fountains along trails to encourage people to refill their Lake Tahoe water bottles sold in the Visitor Center. (proceeds to go to...)
- Water taxi, paddleboard and kayak rentals are good.
- Current Visitor Center is in the hardest to get to spot, especially in the summer with the traffic.
- The Urban Iditarod and similar events can activate the slow season. Small towns are perfect for this!
- What IS Tahoe City culture? Music, art, recreation. Parking is an issue for the music events.
- Needs that "aha! I've arrived".
- Better map of downtown.
- Encourage locally-owned businesses and hotels. This adds to the charm and sense of place.
- Don't focus on what was done in Colorado. That model doesn't work here.
- Recreate the dream of the Olympics.

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Principle 7: Enhance and expand Town Center recreational opportunities in winter and shoulder seasons.

Comments

- Groom the bike path in the winter for cross country skiing, snowshoeing, and just regular walking.
- Fire pits and an ice rink on the golf course in the winter. It's nice that they groomed it for skiing this year.
- Sun Valley does a town bonfire. Tahoe City should do this on Saturday night on the golf course.
- Thanksgiving should be the kickoff for the winter season. The town should be covered in lights and just shine. There should be events visitors should count on (the way Nevada City is). This means regular programming in both winter and off season.
- Public parking needed!
- Public tennis courts were just torn down. Replace them and locate them in the town center. People will go out for drinks after instead of just heading home.
- Encourage farmers markets, music, art displays and markets.
- Deal should be struck with the condo owners behind the fire station to allow for bike trail on lakeside.

Principle 8: Streamline infill and redevelopment permit and planning processes so they become expedited and allow for site by site improvements.

Comments

- Use data to make and support decisions.
- Empty buildings: how to attract business to town.
- Streamline permit process for retrofitting existing buildings and improving them.
- Mixed-use zoning district redevelopment allows for lodging.
- Design standards (over-regulation) are a reach by local government into private landowners rights to develop as they see fit (eco/money decisions should be up to the landowner).
- Gateway properties supporting commercial core.
- Revitalize Henriksen's property.
- Leave town alone and fill the existing buildings before developing more.
- Zoning should encourage second story restaurant/retail on the north side of SR 28, similar to Dragonfly in Truckee. It would help to capture views and showcase eateries with people on balconies during the summer.

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Principle 9: Enhance transit and alternative transportation modes as an essential part.

Comments

- Better signs along hiking trails (distances and a map).
- What is the future viability of the transit center?
- Connecting transit to South Lake Tahoe.
- Connecting to Truckee via bike trails.
- More creative use of transit center: e.g. bike rentals, getting buses out of downtown, overflow parking options, coffee shop.
- Be a park and walk town.
- Like the alley options for increased transit options.
- Improve winter transit options to recreation areas and resorts.
- Shuttle buses/alternate transportation from ski areas to Tahoe City.
- Night Shuttles/buses.
- Facts on water shuttle ridership.
- Use of small shuttles.
- Connections to transit center.
- Need at least 2 water shuttles to make it work. TOT funds for the shuttle.
- Interregional transit options: rail to Reno and bay area, bus connections, shuttles/buses to Truckee.
- Free shuttle (boats and buses).
- Allow after-hours parking at Jack Pine (2am).
- Parking should be shared.
- Traffic issues are caused by 3-lanes going down to one in Tahoe City.
- Dream big! Train, monorail through town, maybe connecting to resorts. Olympics could bring something like this.
- Winter water shuttle to north shore areas, South Lake Tahoe, and west shore (regardless of whether Homewood goes or not).

Additional Comments

- Didn't hear anything on the environment – you need a principle on this that relates to expansion. “The Lake is our ticket”. Tahoe City needs to be a lake-centric town.
- Widen broadband, healthcare, schools, etc.
- Truly find a way for more people to live here.
- “Stakeholders” is a term to include all interested parties not just property owners. Choose a different word – consider “sponsors” or “funding partners”.
- Restore the Caltrans yard.

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- Work on snow removal that is cost effective for removal companies that are locally owned, not corporate-owned.
- Principles are great and necessary to have agreement upon. Once accepted, we have mutual basis on which to weigh pluses and minuses of more detailed planning.
- Where does “protecting the environment from over-development” come in? Should it not be a guiding principle?
- “Thank you for your presentations. I have not been involved in the process and I was pleased to see the extensive process that was used to come up with the guiding principles. I have lived in Tahoe since 1974. I remember the vibrant night life of Tahoe City during that period and I am saddened by the ghost town feel of Tahoe City now. I think the principles are solid and the ideas behind them (e.g. mixed-use, small side streets, capitalizing on views while maintaining public access) are all great! I encourage the county to take advantage of this effort in going beyond rules and regulations and looking at a vision for the future and listening to the citizens who are trying to keep Tahoe City viable for future generations.”

END OF NOTES

The record herein is considered to be an accurate depiction of the discussion and/or decisions made during the meeting unless written clarification is received by Design Workshop within five (5) working days upon receipt of this meeting record.

Attachments:

1. PDFs of flip charts and notes.

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